

REAL ESTATE NEWS, NOTES AND GOSSIP

Heights Apartment House Sold; Chemists Club to Buy Guernsey Building.

The six story apartment house recently completed at the northeast corner of St. Nicholas avenue and 125th street by the Sterling Realty Company has been sold to the newly formed St. Nicholas apartments, Inc. The structure consists of forty apartments and seven stores, the building being laid out in three, four and five room units. Most of the apartments have been rented and the remainder will either be rented or sold on the cooperative basis. The directors of the new company are George H. Coughlin, A. J. Peck and H. K. Grafton.

Club Votes to Purchase Building.
The Chemists Club has voted to purchase the four story Guernsey Building, 40 West 125th street, at 45 and 46 East 125th street, adjoining its ten story home at 80 and 84, on plot 58,388.5. The club has a long lease on the property and recently when it was offered for sale by Elizabeth N. Godwin of Roslyn, L. I., an option to purchase the property for \$200,000 was obtained. The club has until October 1 to close the deal, and it is up to members to provide the cash needed above the new mortgage being arranged for.

With the acquisition of the Guernsey Building the Chemists Club will have a plot with a frontage of 36.8 feet. There is talk of putting up a new clubhouse on the plot, but it is not yet decided whether to do so. The city assesses the property under option at \$150,000.

Girls' Club Leases Dwelling.
Thomas Hall leased to Miss Emily Warren for five years the two story dwelling at 121 and 123 East Twenty-eighth street. Extensive alterations will be made and the property used as a community house for girls. It will be known as the Greer House. George Comfort, the broker, also leased for Miss P. Allen the four story house at 123 East Twenty-seventh street to Mrs. Rebecca Skinner.

Dwelling Sales Reported.
Bolton Hall sold to Dr. Russell L. Cecil the four story dwelling at 33 East sixty-first street, 182,000. Dr. Cecil now lives on East Sixty-fifth street.

The four story and basement dwelling at 41 West Fifty-second street is reported to have been sold by Emily E. Wilcox to G. De Mari of De Mari & Co., ladies' tailors, now at 44 West Fifty-second street, both the same block. It is a four story and basement house, 17x100.5.

Mrs. Herbert B. Carpenter, active in suffrage matters, has sold her home at 14 West Fifty-fifth street, a five story residence, 182,000.5, between Fifth and Sixth avenues.

E. Osborne Smith, Inc., sold for Steinberg & Fokette the dwelling at 118 West 190th street to Saul Zucker.

W. D. Morgan sold for the estate of Frederick A. Schermerhorn, 54 West 113d street, a three story dwelling, 18x100, to Matilda Hunk, tenant.

Harry Goodstein sold the three story dwelling at 242 West 113th street to Dr. Nathan Reinhold, tenant. This completes the sale of a row of nine houses at 258 to 276 West 113th street and bought by Mr. Goodstein from the Goldsmith estate in April of this year.

Meister Builders, Inc., purchased through Dreier & Co. from the Cushman estate the five story dwelling, 56x100, at 345 and 347 West Twenty-third street.

Violet E. Proctor sold to George H. Powers 170 West Eighty-ninth street, a four story dwelling, 182,000.

Morris Dryerman bought from Elias Zornberg 192 Lenox avenue, a four story dwelling, 18x100.

Frank Siller sold to Louis Winkler 114 East 121st street, a three story dwelling, 18x100.

William J. Rooms & Co., Inc., sold for Frank Gulden, executor of the estate of Charles Gulden, the four story dwelling at 61 East Ninety-second street. The buyer is James J. Higginson of Lee, Higginson & Co.

Clear Company Buys Factory.
The five story factory building, 50x102.2, at 522 and 524 East Eighty-first street, near East End avenue, has been purchased by the Consolidated Clear Corporation from the Louis Weber Building Company.

Flat Buyers Active.
Harry Levy sold to Hyman Schwartz, a five story triple flat, 27x100, at 563 West 174th street.

Frank Frisch bought from E. Greenberg and another the five story flat, 30x100.8, at 337 East Ninety-fifth street, adjoining the northwest corner of First avenue.

The five story flat, 25x97.5, at 203 West 135th street, adjoining the northwest corner of Seventh avenue, has been sold by George W. Hindman to the De Van Catering Corporation.

The four story tenement, 25x75, at 49 Pitt street, adjoining the northwest corner of Delancey, has been purchased by Joseph Shanks from Julius Cohen.

J. Oscar Delamater sold to Elizabeth Winkler the five story flat, 26x74.3, irregular, at 1673 Third avenue, near Eighty-eighth street.

Joseph A. Belser sold to George Koch the four story flat at 547 East 127th street, 27x100.

H. Kilot and S. W. Mitchell sold to a client the six story apartment house 402-406 East Seventy-eighth street.

MISCELLANEOUS LEASES.
James Carthy leased for ten years for the Deane estate the three story store and office building, 20x99.9, at 147 West Fortieth street to Henry Dorthman at an aggregate rental of \$75,000.

Hagstrom-Cullen Company leased space in the Speedometer Building, Sixty-third street and Broadway, to Andrew Gross.

Charles B. Van Valen, Inc., leased in 110 William street offices on the fifteenth floor to the Lazard-Godchaux Company of America, Ltd., dressmakers, at an aggregate rental of \$75,000.

Brett & Gode Co. leased third floor in 601 Fifth avenue to Samuel Lorber & Co. at an aggregate rental of more than \$100,000.

Henry Brady leased a loft in 133 West Thirty-third street to Gramma Bros., Inc., to Herman E. Lazar, fur, and to Ida F. Lazar, retail dressmaker.

Malcolm E. Smith, Inc., leased the thirteenth floor in 135 Madison avenue to the Philip Ritter Company, Inc.

Harrie Young & Co. leased offices in 15 East Fortieth street to R. L. Sidman, J. F. Flashner and Paul McJunkin, in 15 Whitehall street to L. Spitzer, E. Jones Brewer Company and J. H. Bloom.

Worthington Whitehouse, Inc., rented furnished for Robert P. Breece the residence, 249 East Sixty-first street to Ronald Tree.

L. J. Phillips & Co. rented apartments in 225 West Seventy-fifth street to Louis-Commodore Elder, in 405 113th street to B. Aik, in 524 West End avenue to Samuel Kohn, in 2131 Broadway to Adelaide Keller and Simon Kosofsky, and in the building at the southwest corner of Broadway and Seventy-fifth street to Morton Plonky.

resold the property for Mr. Grant to Arthur Washington.

Douglas L. Edman & Co., Inc., sold for David Stewart the dwellings at 613 and 617 South Broadway, Yonkers, N. Y., to Mrs. Bridget Karmay.

Robert E. Parley Organization sold for Miss Laura Arnold her residence in Highland avenue, New Rochelle, N. Y., to Mr. Robert C. Newell.

Washburn Inc. residence in Russell street, White Plains, N. Y., to Marie P. Chaplin.

Pringle & Ripley sold for Patrick Menagh the former hotel property at the corner of the Boston Post Road and Fenimore road, in Mamaroneck, N. Y.

Larchmont Gardens Company sold Lots 43, 44 and 52, in Block 493, Harmon drive, Larchmont Gardens, to Mrs. Alice Ploy. George Howe was the broker.

R. Goldschmidt sold to Cedarhurst for Peter Lucas a three story dwelling and garage on Leroy avenue to Morris M. Kraus; for the Lawrence Avenue Realty Corporation three story dwelling and garage at corner of Centre and Pacific streets to the estate of Dietrich Market; at Woodmere, for Mrs. Louis Heinsman three story dwelling and garage at corner of Centre and Pacific streets to the estate of Dietrich Market; at Woodmere, for Mrs. Louis Heinsman three story dwelling and garage at corner of Centre and Pacific streets to the estate of Dietrich Market.

William H. Clark sold his estate on Kings road, Port Chester, to E. C. Aquila, the famous eye specialist of New York city.

The property consists of a Colonial house on five acres of land, and is near the Palmer and W. Ward estates.

E. B. & P. Voss leased for Harold Streiblich his place at Hewlett Bay Park to Norrie Bellar; for Burnett R. Ruggles, his place at Hewlett Bay Park to De Lancey Nicol, Jr.; for R. L. Streiblich, his place at Hewlett Bay Park to Nelson Steele, Jr.; for L. Spitzer, a house at Crescent street to Dr. G. A. Thyberg; for A. Vooranger, a house at Franklin place to Russell Street; sold for C. Dickson, a house and land at Trinity place to the estate of D. Market, Inc.; at Woodmere, leased for P. Hartwell house at Burton avenue to M. Paley; at Cedarhurst, leased for M. Wilson a house at Broadway to John King Hodges; leased for R. H. M. Robinson, a house at Ocean avenue to Charles McGee Baxter; leased for W. H. Vison, a house at Kenridge road to W. B. Bouvier; also sold for H. Sellers McKee his place at Grove avenue to R. Rodgers, and at Lawrence road to M. McKee; a plot of land at Henry street to E. F. Batta.

The Lewis H. May Company sold for Philip Orda 144 Jerome avenue, Arverne, L. I., to B. Blumenkrantz. The property consists of a two and a half story Colonial dwelling, 36x100.

REAL ESTATE NOTICES.
Cushman & Wakefield, Inc., have been appointed agents of the twenty-one story office building at 92 West 44th street.

The 127 West 111th Street Corporation, capitalized at \$75,000, having as directors N. Gellins, B. Ross and R. Herman, has been formed to take over

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The Regent Court apartments, at 125 to 127 West 111th street. The property at this address was sold recently by the Morgenthaus Bros. Syndicate to a group of investors, headed by Heister Cohen.

McDonnell & Byrne were the brokers in the sale for Catherine Boyle of the dwelling at 151 East Forty-fifth street, reported recently.

McDonnell & Byrne were the brokers in the sale of the dwellings at 523 and 525 West 149th street for the Holland Land Company to Mary Popkin and Virginia Greiler, respectively.

Greenwich Bank plans a two story bank building at 403 Hudson street.

George F. Pelham, who prepared the plans, estimates the cost at \$175,000.

Plans have been filed for the erection of a five story apartment house on Davidson avenue, near 190th street, Bronx, for Teighmeyer, architect, who estimated the cost at \$125,000.

Hettie Johnson is the buyer of the dwelling at 45 West 127th street, recently by Mulvihill & Co. for Julia Cohen.

Alice J. Warren bought the dwelling at 12 West Fifty-third street, sold by William H. May & Co.

The six story Hudson Building, at 115 and 117 East Twenty-ninth street, sold recently, is to be acquired by the 115 and 117 East Twenty-ninth Street Corporation, with a capital of \$50,000, and L. J. Hyman, L. E. Standen and E. H. Hyman, directors.

Elizabeth Fitzpatrick is the buyer of the dwelling at 363 West 120th street, sold recently by the Dreyfus real estate corporation. The new owner, Mrs. Fitzpatrick, is the wife of the late Mr. Fitzpatrick, who was a prominent real estate broker.

The Home of the Daughters of Jacob has been granted permission by Justice Gleicher to mortgage its new home on the north side of East 167th street, between Teller and Findlay avenues, Bronx, for \$275,000.

The annual meeting of the Lewis H. May Company was held at its main office, 15 West Twenty-seventh street. Mr. A. H. Fraser was re-elected president and Mr. Lewis H. May was re-elected secretary and treasurer.

The following appointments were made: H. M. Schlosser, general manager of the Far Rockaway office; James P. and H. Schuchman, assistant managers; George Weidner, general manager of the Edgewater office; A. Burkander, assistant manager of the Arverne office; Simon Kaplan, assistant manager; H. Simon, manager of the Long Beach office; L. C. Popple, J. M. Brandon and J. Friedman were added to the New York office force.

Plans for a new one story garage have been filed to be at 143 Liberty street, 182x100.5. E. I. Fowler was the architect. The cost is estimated at \$150,000.

B. L. KENNELLY TO HOLD SALE.
Bryan L. Kennelly will sell to-day at auction at the Vesey street Exchange, 121 to 123 Prince street and 125 to 129 Thompson street, northwest corner, three, four and five story tenements and loft buildings, with stores, 75x127, 76 West 102d street, a five story flat.

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30x100; 418 West Fifty-second street, a five story flat, 25x100.

At New Rochelle, Mr. Kennelly will sell 59 Jun Air avenue, a two and a half story new dwelling, 30x12, and a dwelling on Lombard place, Highland Park, 50x125; at Bound Brook, N. J., 227 West Union avenue, a two story dwelling, with about two acres; the Bronx Vista, on Mountain avenue, with about two acres, and at Tuckahoe, N. Y., 725 and 727 White Plains Road, two three story flats.

Life in a British Flat.
An intimate picture of life in a British flat is given in the report of the trial of a lady who lived with three dogs in Grosvenor square, London. She was sued by the process of law and forced to choose among her two terriers and her dachshund, all of which she had owned more than five years. The lady presented lengthy testimony to prove that she used every precaution to keep her dogs from annoying other tenants of the house, but the cruel judge decreed that the lady should have only one dog. She was allowed a month for her decision. England may not be the free country it was in the days before flats, but it is still a little more liberal than the United States. Here flat dwellers are allowed neither dogs nor children.

BROOKLYN MARKET REPORTS.
McLernery Kinck Realty Company sold for Adelaide Hehrens the three story business and apartment building, 20x100, on the north side of Church avenue, 40 feet west of St. Paul's place. Twine & Cary sold the three six family apartment at 5413, 5417 and 5419 Fourth avenue, 75x100, for the Meisel estate.

Associates sold a new two family dwelling and double garage at Rogers avenue and Sullivan street to William Petchesky.

E. T. Newman sold the three story dwelling at 792 Berkeley place, to Waldenburg.

Rice & Hill leased for the United Clear Stores Company to the Silver Lunch Company the four story building at 538 Fulton street, 20x55, through Plathurst avenue, at an aggregate rental of approximately \$100,000.

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from 1250 to 1252 street, 350 feet east of Cypress avenue, upon which the purchaser will erect a factory for its own occupancy. This is the first sale of the property in forty-seven years.

QUEENSBORO REAL ESTATE.
Roman-Caldwell Company leased for Carl P. Steifel to the Complete Construction Company 6,000 square feet at the northeast corner of Henry and Crescent streets, Long Island City, which, after improvement, will be used by the tenants as a storage yard for building material.

Cornelius G. Koltz sold for Mrs. Eggleston her property on Central avenue, St. George, Staten Island, to Miss Mary Kane.

Moffat & Schwab sold for the estate of Charles A. Harpers the dwelling 2000 Central avenue, Staten Island, to Patrick H. Meade.

SINKING COSTS LICENSES.
Master and Pilot of Georgia Also Are Fined \$50.

PROVIDENCE, Sept. 21.—The license of Capt. Charles P. Downs of East Marion, L. I., and Capt. Edgar S. Angell of this city, master and pilot respectively of the steamship Georgia, were ordered suspended for nine months after they had been found guilty of violation of pilot rules. A fine of \$50 also was imposed in each case.

Charges were brought against Downs and Angell as a result of the sinking of a lighter in the Providence River August 21, with the loss of one life.

10 YEARS FOR BOMB PLANTER.
Kolschuk Pleads Guilty to Waterbury (Conn.) Outrage.

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street for W. B. McKiver to Herndon Co.

The Burlington Realty Company sold the three story dwelling, 30x100, at 133 Duffield street, facing Flatbush avenue, extension for the Maura Realty Company to a client for occupancy; also the three story dwelling at 1190-1192 Broadway for the Glenmont estate to a client for investment, and also the brick store and apartment building at 113 Myrtle avenue.

William P. Jones sold for Andrew Fraser to Louis Altonia the plot, 25x100, on the northeast corner of Shaw avenue and Eighth street, Union Course, Woodhaven.

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Master and Pilot of Georgia Also Are Fined \$50.

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